



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES

REGULAR MEETING

FEBRUARY 15, 2007

PRESENT: Martin, Hinkle, Maxey

ABSENT: Pyle

LATE: None

STAFF: Senior Planner (SP) Tolentino, SP Marlatt

REGULAR MEETING

Chairman Martin called the meeting to order at 7:03 p.m.

DECLARATION OF POSTING OF AGENDA

Senior Planner Tolentino certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

OPPORTUNITY FOR PUBLIC COMMENT

Chairman Martin opened/closed the public comment period. No public comments were received.

MINUTES:

JANUARY 18, 2007:

BOARD MEMBERS HINKLE/MAXEY MOTIONED TO APPROVE THE MINUTES OF THE JANUARY 18, 2007 MEETING.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

FEBRUARY 1, 2007:

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE MINUTES OF THE FEBRUARY 1, 2007 MEETING.

THE MOTION PASSED BY A VOTE OF 2-0 AS FOLLOWS:

AYES: HINKLE, MAXEY

NOES: NONE

ABSTAIN: MARTIN

ABSENT: PYLE

SUBCOMMITTEE:

No comments or corrections on the subcommittee reports.

PUBLIC HEARING:

- 1) **SITE REVIEW, SR-06-20: DEL MONTE-GIOVANNI:** A request for site, landscape and architectural plan approval for the construction of six (6) detached multi-family dwelling units on an approximate 1.08-acre site that is zoned R2(3,500)/Residential Planned Development (RPD). The subject site is located on the east side of Del Monte Ave., approximately 80 ft north of Christine Lynn Dr. (APN 764-12-025)

Recommendation: Open Public Hearing/Approve Resolution.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS.

1. Relocate power panels and gas meters on the units to provide the required clearance for utilities.
2. The fixed, closed shutters shall be recessed to be flush with the surrounding wall.
3. Provide the required three-foot roll/flare on each side of the driveways or provide one shared apron for two adjacent driveways.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

- 2) **SITE REVIEW, SR-06-07: LAUREL-JIFFY LUBE:** A request for site, architectural, signage and landscape plan approval for an approximately 3,500 sq. ft. automotive service facility proposed for a vacant 0.66 ac. parcel southwesterly of the Walnut Grove Dr./Laurel Rd. intersection to be located within the HC (Highway Commercial) zoning district. (APN 726-43-004)

Recommendation: Open Public Hearing/Approve Resolution.

BOARD MEMBERS MAXEY/HINKLE MOTIONED TO APPROVE THE RESOLUTION WITH THE FOLLOWING MODIFICATIONS.

1. Final building plans shall delineate a building footprint which provides for at least one parking space constructed using a turfblock/grass-crete material to be located west of the building separated from the western property line with a 15-foot minimum landscape buffer to allow a vehicle to be parked after servicing.

THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:

AYES: HINKLE, MARTIN, MAXEY

NOES: NONE

ABSTAIN: NONE

ABSENT: PYLE

- 3) **UNIFORM SIGN PROGRAM, USP-07-01: COCHRANE-DINAPOLI/BROWMAN:** A request for approval of a uniform sign program for a 657,250-sf shopping center located on a 66.49-acre site at the northeast quadrant of Cochrane Rd and Highway 101 in a Planned Unit Development (Highway Commercial) zoning district (APNs 728-37-001, -002, -004, -005 & -007).

Recommendation: Discussion/Table.

BOARD MEMBERS DIRECTED STAFF TO PREPARE A RESOLUTION OF APPROVAL FOR THE MARCH 1 ARB MEETING WITH THE FOLLOWING CRITERIA.

1. Allowable sign length for all buildings (including majors & chains) shall be calculated as follows: (lineal frontage) x (0.75) = allowable sign length
2. Sign length shall be based on each individual building frontage.
3. Architectural relief (i.e. clear border) shall be provided around all signs.
4. For Shop and Pad buildings, maximum letter height shall be 30" for lower case letters and 36" for upper case letters.
5. Color background panels for the freeway signs are permitted.
6. Proposed signs that do not comply with the provisions of the Uniform Sign Program may go to a Subcommittee of the ARB for review and approval.

ANNOUNCEMENTS:

NONE

ADJOURNMENT: Chair Martin adjourned the meeting at 8:45 p.m.

MINUTES PREPARED BY:

REBECCA TOLENTINO
Meeting Coordinator